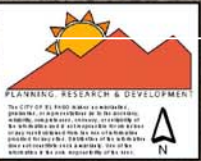


ZON04-00106



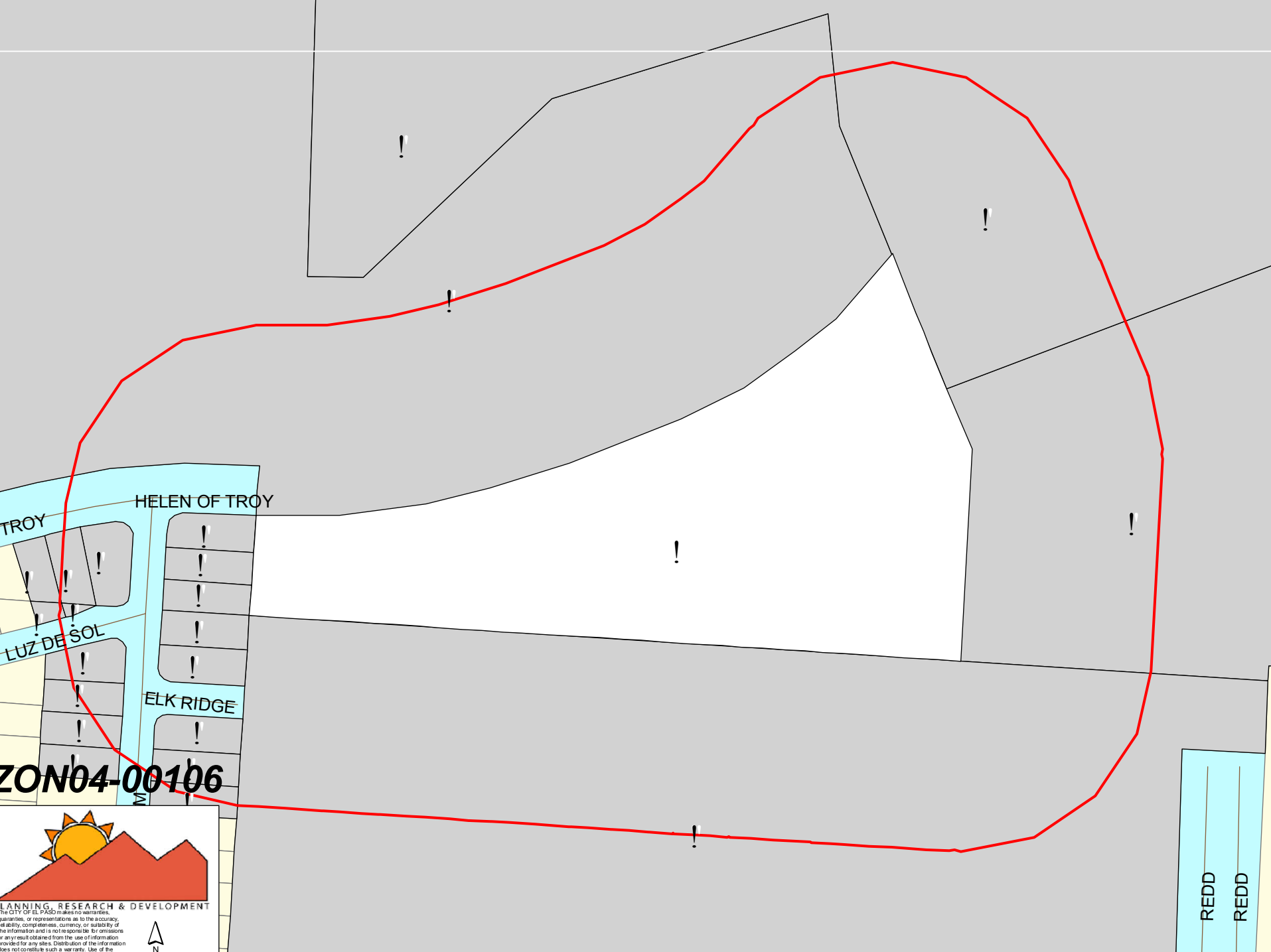
Subject Property

HELEN OF TROY

CENTURY PLANT

ROSENBAUM

REDD



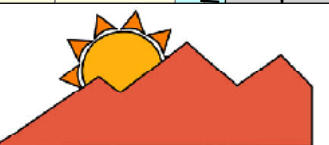
TROY

HELEN OF TROY

LUZ DE SOL

ELK RIDGE

ZON04-00106



PLANNING, RESEARCH & DEVELOPMENT

The CITY OF EL PASO makes no warranties, guarantees, or representations as to the accuracy, reliability, completeness, currency, or suitability of the information and is not responsible for omissions or any result obtained from the use of information provided for any sites. Distribution of the information does not constitute such a warranty. Use of the

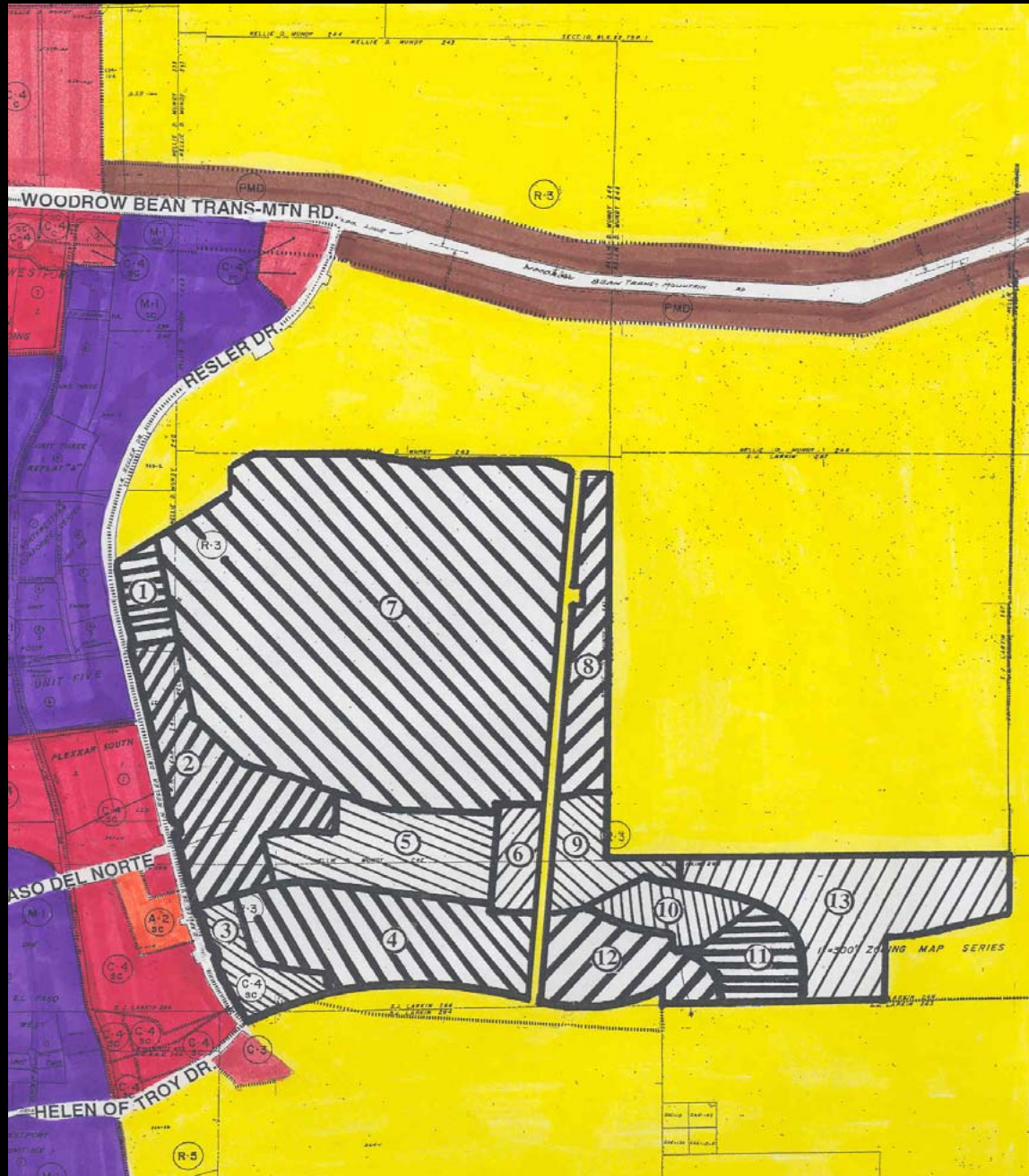


REDD
REDD





**LOCATION OF
PROPOSED REZONING
PUBLIC HEARINGS
ARE SCHEDULED**
FOR INFORMATION CALL 541-4056



[illegible]

PARCEL	ACRES	PROPOSED ZONING	EXISTING ZONING
1	17.34	C-1	
2	69.93	C-4	
3	13.56	C-1	
4	103.92	R3-A	
5	69.01	C-1	
6	16.88	C-3	
7	414.61	R3-A	
8	64.89	R-3A	
9	32.18	C-3	
10	27.42	A-O	
11	25.77	C-3	
12	53.05	R3-A	
13	124.61	R3-A	





ZON04-00106





ZON04-00106

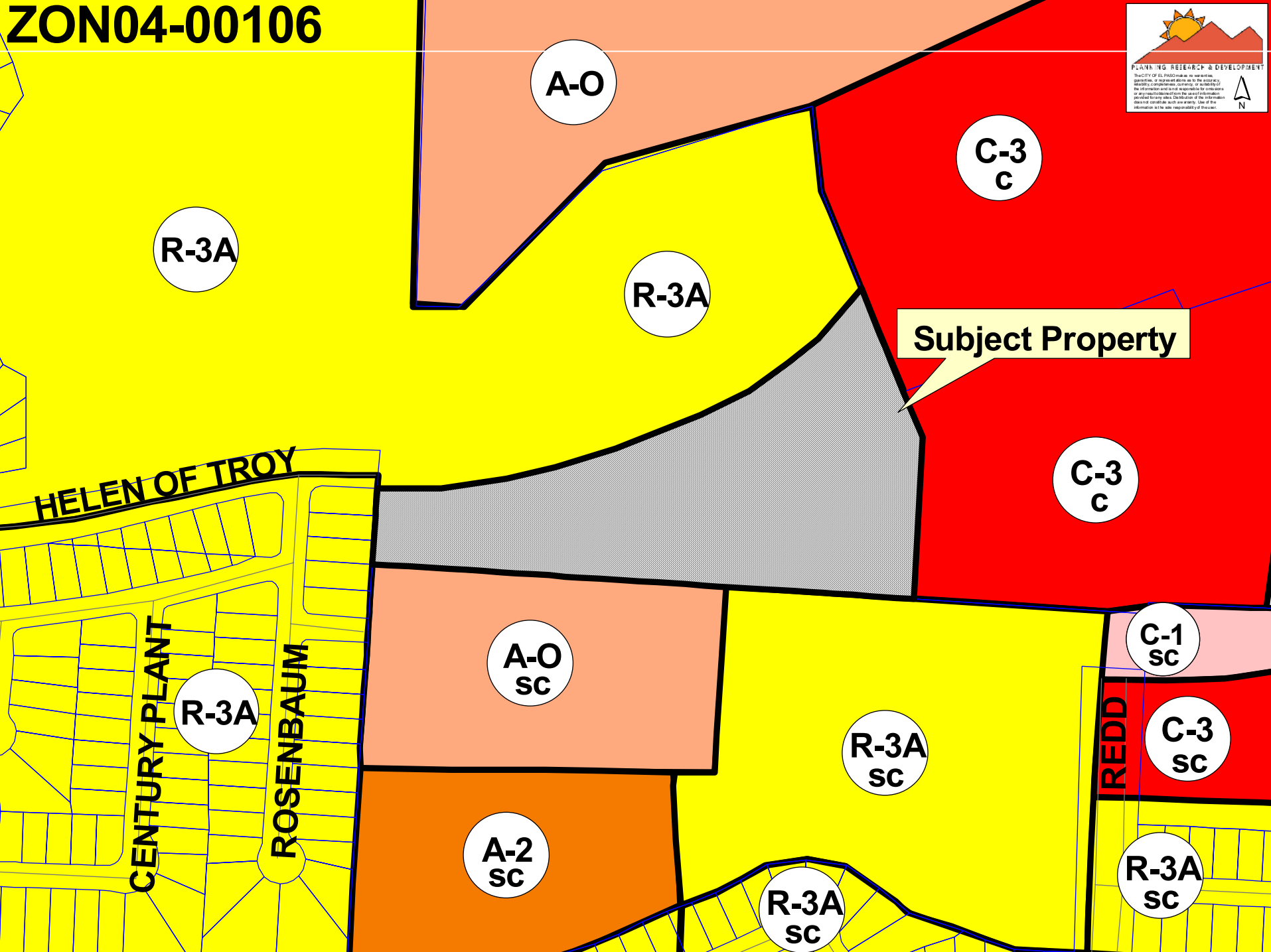


ZON04-00106









ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF S. J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS (HELEN OF TROY DRIVE WEST OF REDD ROAD) FROM R-3A (RESIDENTIAL) TO C-2 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *a portion of S. J. Larkin Survey No. 266, El Paso, El Paso County, Texas* be changed from **R-3A (Residential)** to **C-2 (Commercial)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That this parcel be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-3A (Residential) to C-2 (Commercial), in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

The following uses shall be prohibited: billiard's hall, bowling alley, amusement game complex, lawn mower and garden equipment and rental sales and service, commercial day care center, skating rink, and auto tune up service and data processing center.

These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED this ____ day of _____, 2004.

(additional signatures on the next page)

THE CITY OF EL PASO

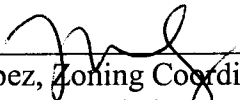
THE CITY OF EL PASO

Joe Wardy
Mayor

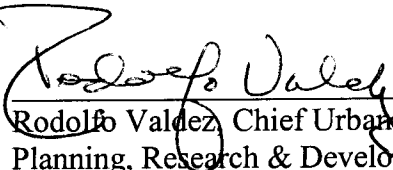
ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:

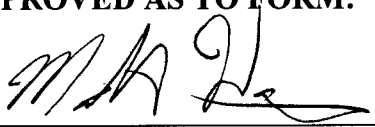


Fred Lopez, Zoning Coordinator
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:



Matt Watson, Assistant City Attorney

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____, 2004,
by JOE WARDY as MAYOR of THE CITY OF EL PASO.

My Commission Expires:

Notary Public, State of Texas
Notary's Printed or Typed Name:

Property Description for Rezoning

The following is a description of a parcel of land for the purpose of rezoning, said parcel being located in S. J. Larkin Survey No. 266, City of El Paso, El Paso County, Texas and being described more particularly as follows:

Commencing, for reference, at the northeast corner of West Hills Unit Twenty Three, a subdivision located in the City of El Paso; THENCE, with the easterly boundary line thereof, South $0^{\circ} 30' 37''$ East 84.10 feet to the Point of Beginning of this property description;

THENCE, leaving said boundary line, along the arc of a non-tangential curve to the left 321.43 feet through a central angle of $21^{\circ} 05' 39''$, said curve having a radius of 873.07 feet, a tangent of 162.56 feet and a chord which bears North $80^{\circ} 26' 53''$ East 319.62 feet to the end of the curve at the point of tangency;

THENCE, North $69^{\circ} 10' 32''$ East 333.35 feet to a point of curvature;

THENCE, along the arc of a curve to the left 215.55 feet through a central angle of $15^{\circ} 35' 36''$, said curve having a radius of 792.00 feet, a tangent of 108.44 feet and a chord which bears North $61^{\circ} 22' 45''$ East 214.88 feet to the end of the curve at the point of tangency;

THENCE, North $53^{\circ} 34' 57''$ East 20.78 feet;

THENCE, South $39^{\circ} 28' 37''$ East 350.10 feet;

THENCE, South $0^{\circ} 19' 28''$ West 204.48 feet;

THENCE, North $89^{\circ} 58' 04''$ West 1,003.95 feet to said easterly boundary line of West Hills Unit Twenty Three;

THENCE, North $0^{\circ} 30' 37''$ West 153.78 feet to the Point of Beginning and containing, in all, 310,301 square feet or 7.12353 acres of land.

This description is based on information provided by CSA Engineering on July 8, 2004 and does not represent an actual ground survey. The purpose of this description is to generally describe an area to be rezoned.